

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Kalamath St. Retail Opportunity

136 Kalamath St., Denver, CO 80223



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PROPERTY INFORMATION

Bldg. Size: 3,000± SF

Lot Size: 7,112± SF

Parking: 16 Spaces (off-street)

YOC: 1943

Est. NNN's: \$6.00/SF

Located on outbound Kalamath Street next door to the popular Brewery Bar II restaurant, this two-story retail building has great visibility and impressive traffic numbers. Quick access points to I-25 via both nearby E. 6th Avenue and E. Alameda Avenue. Most recently the building's tenants consisted of a hair salon and massage salon on the 1st floor, and a nail salon on the upper level. Each salon space is approx. 1,000 SF and will be available September 1, 2024.

For Lease: \$20/SF NNN

(If subdivided, the rate is \$24/SF NNN)

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